

## Licensor Information Disclosure

(Rule 50.01 IDAPA 12.01.10.50.01)

Licensee Name		Home/Main Office Phone Number	
Home/Main Office Address	City	State	Zip
Originating Office Address	City	State	Zip
Loan Originator		Phone Number	

We are acting as a \_\_\_\_\_ Broker \_\_\_\_\_ Lender

We are acting as an \_\_\_\_\_ Independent Contractor \_\_\_\_\_ Agent on your behalf.

BROKER/LENDER shall use its best efforts to obtain a satisfactory mortgage loan commitment on behalf of/for BORROWER, and for compensation will perform services normally and customarily performed in connection with the origination of mortgage loans. These services may include the following:

- ☐ **Yes** ☐ **No** taking information from the borrower and filling out the application;
- ☐ **Yes** ☐ **No** analyzing the prospective borrower income/debt and pre-qualifying the prospective borrower to determine the maximum mortgage said borrower can afford;
- ☐ **Yes** ☐ **No** educating the prospective borrower in the mortgage financing process, including but not limited to, loan products, closing costs, monthly payments and post-closing changes to rate/payment if applicable;
- ☐ **Yes** ☐ **No** collecting financial information and related documents;
- ☐ **Yes** ☐ **No** verifying employment and assets;
- ☐ **Yes** ☐ **No** verifying mortgage and rental histories;
- ☐ **Yes** ☐ **No** ordering appraisals, inspections, flood certifications and preliminary title reports;
- ☐ **Yes** ☐ **No** providing state and federal disclosures such as, but not limited to, good faith estimates, truth in lending statements and privacy policies;
- ☐ **Yes** ☐ **No** ordering credit reports and assisting borrower in understanding credit problems, credit scores and their affect on the financing request;
- ☐ **Yes** ☐ **No** maintaining regular contact with the borrower and their designated parties to keep them apprised of the status of the application;
- ☐ **Yes** ☐ **No** ordering and satisfying conditions of a loan approval;
- ☐ **Yes** ☐ **No** ordering/preparing closing documents;
- ☐ **Yes** ☐ **No** **explaining, in detail, any and all compensation received by BROKER/LENDER from BORROWER, and/or on behalf of BORROWER or BORROWER's loan, however paid, whether received directly (front end) or indirectly (back end).**
- ☐ **Yes** ☐ **No** **Other:**

BORROWER agrees to provide BROKER/LENDER true, complete and accurate information upon request. BORROWER agrees to secure any information or documentation that BROKER/LENDER may not be able to obtain due to policies of employers, lending agencies, government agencies, etc. BORROWER(S) agrees to pay costs associated with securing said information, if any.

BORROWER acknowledges that acceptance and processing of a loan application does not constitute a commitment to lend, nor does it constitute an approval of said application. BORROWER understands that the terms and conditions requested are available at the time of application, but that they may change without notice and that BORROWER(S)' application may not meet the requirements for those terms and conditions.

BORROWER understands that the application may be cancelled **in writing** at any time. However, if third party costs have been incurred by BROKER/LENDER, such as appraisal and credit report, BORROWER agrees to reimburse BROKER/LENDER for said third party costs upon receipt of a written itemized statement of costs incurred. BROKER/LENDER acknowledges that if it is unable to obtain a satisfactory commitment for BORROWER, within three (3) business days of receiving a written cancellation from BORROWER and the receipt of any third party cost reimbursement, such as appraisal and credit report costs, BROKER/LENDER will assign all rights, title and interest in the appraisal, and transmit said appraisal and any documentation provided by the BORROWER, to the licensed or exempt BROKER/LENDER requested by BORROWER.

Any COMPLAINT regarding this loan transaction shall need to be filed in writing with the BROKER/LENDER, or the Idaho Department of Finance, P.O. Box 83720, Boise, Idaho 83720-0031. Complaint forms may be obtained on the internet at <http://finance.idaho.gov> or if preferred to receive by mail, by calling (208) 332-8002.

By signing below, LOAN ORIGINATOR certifies that a copy of this signed disclosure has been delivered to the BORROWER and BORROWER acknowledges receipt of a copy of said disclosure.

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Originator Signature

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Date

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Borrower Name (printed)

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Date

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Borrower Signature

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Borrower Name (printed)

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Date

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Borrower Signature